

**Subject:** Re: Broadway Property Owners Tour - Upper Floor Opportunities

**From:** Nick Griffin </O=LABID/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=NICK GRIFFIN300>

**Date:** 09/22/2016 06:18 PM

**To:** Jessica Wethington Mclean <jessica.wethingtonmclean@lacity.org>

**CC:** Donegan McCuaig <donegan@dtlarealestate.com>, Noah Strouse <noah@historiccore.bid>, Rena Leddy <rena@fashiondistrict.org>, Julia Marino <juliamarino.la@gmail.com>, zac@dtlarealestate.com <zac@dtlarealestate.com>

Yeah, I'm sure that would be fine.

**Nicholas Ziff Griffin**

*Director of Economic Development*

**Downtown Center Business Improvement District**

[ngriffin@downtownla.com](mailto:ngriffin@downtownla.com) / (213) 416-7522

On Sep 22, 2016, at 5:57 PM, Jessica Wethington Mclean <[jessica.wethingtonmclean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org)> wrote:

I think we can discuss that informally as we go right?



**Jessica Wethington McLean**

Executive Director, Bringing Back Broadway  
Director, Downtown Economic Development  
Producer / Festival Director, Night on Broadway

Office of City Councilmember Jos   Huizar  
200 N. Spring Street #465, Los Angeles, CA 90012  
[jessica.WethingtonMcLean@lacity.org](mailto:jessica.WethingtonMcLean@lacity.org) | 213-473-7014



On Thu, Sep 22, 2016 at 3:16 PM, Nick Griffin <[NGriffin@downtownla.com](mailto:NGriffin@downtownla.com)> wrote:

Looks great to me.

Anything on streetscape plans?

**From:** Jessica Wethington Mclean [mailto:[jessica.wethingtonmclean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org)]

**Sent:** Wednesday, September 21, 2016 5:16 PM

**To:** Donegan McCuaig <[donegan@dtlarealestate.com](mailto:donegan@dtlarealestate.com)>

**Cc:** Noah Strouse <[noah@historiccore.bid](mailto:noah@historiccore.bid)>; Nick Griffin <[NGriffin@downtownla.com](mailto:NGriffin@downtownla.com)>; Rena Leddy <[rena@fashiondistrict.org](mailto:rena@fashiondistrict.org)>; Julia Marino <[juliamarino.la@gmail.com](mailto:juliamarino.la@gmail.com)>; [zac@dtlarealestate.com](mailto:zac@dtlarealestate.com)

**Subject:** Re: Broadway Property Owners Tour - Upper Floor Opportunities

Here's where we landed on this today.... Comments / suggestions?

(Meet & Begin)

Ace Hotel 929 S. Broadway

\* Economics of hotels (will invite Jon Blanchard)

\* Overview of sign district (Jessica Wethington McLean)

(Walk To)

Broadway Trade Center 801 S. Broadway

\* Tax incentives / New Market Tax Credits

\* Overall landscape of business and context of the neighborhood - other great products happening (DCBID, Historic Core BID, Fashion BID)

(Shuttle To)

Broadway Arts Tower (creative office) 529 S. Broadway

\* Economics of Creative Office Conversion (will invite Carle Pierose - Industry)

(Walk To)

Broadway Lofts

430 S. Broadway

\* Architectural conversion process - residential and commercial (will invite Karin Liljegren - Omgivning)

\* Economics of loft conversion (will invite Izek / Eric Shomof)

(Shuttle To)

The Grayson (creative office) 353 S. Broadway

BOX LUNCH

\* Economics of lease environment (Donegan McQuaig, confirmed. Jessica will invite others)

\* Wrap-Up discussion / Q&A

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Sent from my phone. Please pardon brevity, typos, and autofill misfires.

On Jul 27, 2016 10:02 AM, "Donegan McCuaig" <[donegan@dtlarealestate.com](mailto:donegan@dtlarealestate.com)> wrote:

Anyone know someone involved in Broadway Lofts conversion?

Donegan McCuaig

Owner/Broker - Quixotic Realty Inc. dba [dtlarealestate.com](http://dtlarealestate.com)

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Sent from my iPhone

On Jul 20, 2016, at 3:40 PM, Jessica Wethington Mclean <[jessica.wethingtonmclean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org)> wrote:

Great! Let's call it Wednesday Oct. 19. Now to book the buildings and speakers.... Who's doing what?

Thanks, everyone!

---



**Jessica Wethington McLean**

Executive Director, Bringing Back Broadway  
Director, Downtown Economic Development  
Producer / Festival Director, Night on Broadway

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On Mon, Jul 18, 2016 at 11:21 AM, Donegan McCuaig <[donegan@dtlarealestate.com](mailto:donegan@dtlarealestate.com)> wrote:

Sorry guess this didn't send. Date is good for me if it works for all of you

Donegan McCuaig

Owner/Broker - Quixotic Realty Inc. dba [dtlarealestate.com](http://dtlarealestate.com)

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On Jul 14, 2016, at 3:14 PM, Noah Strouse <[noah@historiccore.bid](mailto:noah@historiccore.bid)> wrote:

Works for us!

[HistoricCoreLogo.jpg](#)

**NOAH STROUSE**

*Director of Marketing & Services*

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Los Angeles, California 90013

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[213/239-8336](tel:2132398336)

On Thu, Jul 14, 2016 at 2:53 PM, Rena Leddy <[rena@fashiondistrict.org](mailto:rena@fashiondistrict.org)> wrote:

Should be fine for Fashion District property owners

**From:** Jessica Wethington Mclean [mailto:[jessica.wethingtonmclean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org)]  
**Sent:** Thursday, July 14, 2016 12:06 PM  
**To:** Julia Marino <[juliamarino.la@gmail.com](mailto:juliamarino.la@gmail.com)>  
**Cc:** Max Sherman <[max.sherman@lacity.org](mailto:max.sherman@lacity.org)>; Donegan McCuaig <[donegan@dtlarealestate.com](mailto:donegan@dtlarealestate.com)>; Noah Strouse <[noah@historiccore.bid](mailto:noah@historiccore.bid)>; [zac@dtlarealestate.com](mailto:zac@dtlarealestate.com); Nick Griffin <[NGriffin@downtownla.com](mailto:NGriffin@downtownla.com)>; Rena Leddy <[rena@fashiondistrict.org](mailto:rena@fashiondistrict.org)>  
**Subject:** Re: Broadway Property Owners Tour - Upper Floor Opportunities

OK - how does that work for Fashion and Historic? Dominic, ok for you, too?



**Jessica Wethington McLean**

Executive Director, Bringing Back Broadway  
Director, Downtown Economic Development  
Producer / Festival Director, Night on Broadway

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On Thu, Jul 14, 2016 at 12:04 PM, Julia Marino <[juliamarino.la@gmail.com](mailto:juliamarino.la@gmail.com)> wrote:

That date will work.

Julia Marino

[\(631\) 278-4162](tel:6312784162)

[juliamarino.la@gmail.com](mailto:juliamarino.la@gmail.com)

On Thu, Jul 14, 2016 at 11:50 AM, Jessica Wethington Mclean <[jessica.wethingtonmclean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org)> wrote:

Fashion BID meets the third Thursday. What about Wednesday Oct. 19 instead?



---

**Jessica Wethington McLean**

Executive Director, Bringing Back Broadway  
Director, Downtown Economic Development  
Producer / Festival Director, Night on Broadway

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On Thu, Jul 14, 2016 at 11:46 AM, Julia Marino <[juliamarino.la@gmail.com](mailto:juliamarino.la@gmail.com)> wrote:

At the DCBID we are planning to host events during the first two weeks of October for LAEDC's Innovation Weeks. October 13th could potentially be a conflict. What are everyone's thoughts about pushing it to the week after? October 20th?

Julia Marino

[\(631\) 278-4162](tel:631-278-4162)

[juliamarino.la@gmail.com](mailto:juliamarino.la@gmail.com)

On Wed, Jul 13, 2016 at 11:47 AM, Jessica Wethington Mclean <[jessica.wethingtonmclean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org)> wrote:

I think this works well. Now, as for a date. How about Thursday October 13?

**Jessica Wethington McLean**

Executive Director, Bringing Back Broadway  
Director, Downtown Economic Development  
Producer / Festival Director, Night on Broadway

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On Wed, Jul 13, 2016 at 11:43 AM, Max Sherman  
<[max.sherman@lacity.org](mailto:max.sherman@lacity.org)> wrote:

Thanks, Donegan, I spaced out the header a bit as well as gave some breathing room to the main text in the lower left box.

Best,  
Max

On Wed, Jul 13, 2016 at 11:13 AM, Donegan McCuaig  
<[donegan@dtlarealestate.com](mailto:donegan@dtlarealestate.com)> wrote:

Looks good but the text at top and bottom left looks a little smooshed. Perhaps we might increase flyer size or reduce picture sizes?

Donegan McCuaig

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On Jul 13, 2016, at 10:45 AM, Max Sherman  
<[max.sherman@lacity.org](mailto:max.sherman@lacity.org)> wrote:

Sure, no problem. Revised version attached.

Let me know any additional changes/suggestions.

Best,  
Max

On Tue, Jul 12, 2016 at 5:59 PM, Jessica Wethington Mclean  
<[jessica.wethingtonmclean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org)> wrote:

Header needs to have a sub-head so it's clear who the

audience is.

Join us for a multi-building upper floor demonstration tour exclusively for Broadway property owners.

You might need to adjust the header height to accommodate that.

Thanks, Max.



**Jessica Wethington  
McLean**

Executive Director, Bringing  
Back Broadway  
Director, Downtown  
Economic Development

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lacity.org](mailto:Jessica.WethingtonMcLean@lacity.org) | [213-473-7014](tel:213-473-7014)

On Tue, Jul 12, 2016 at 11:16 AM, Max Sherman  
<[max.sherman@lacity.org](mailto:max.sherman@lacity.org)> wrote:

Hi All,

I've updated the tour flyer to include an image  
background for the header, let me know what you  
think!

Best,

Max

On Tue, Jul 12, 2016 at 10:05 AM, Noah Strouse  
<[noah@historiccore.bid](mailto:noah@historiccore.bid)> wrote:

A few options attached, can be cropped to fit document. Photos are property of HCBID. Fine to use for this document, but nowhere else please. I'd also highly recommend Hunter Kerhart for any future BBB photographic needs.

[HistoricCoreLogo.jpg](#)

**NOAH STROUSE**

*Director of Marketing & Services*

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On Tue, Jul 12, 2016 at 9:50 AM, Jessica Wethington Mclean <[jessica.wethingtonmclean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org)> wrote:

Noah, can you send a photo of what you have in mind for the header?

Sent from my phone. Please pardon brevity, typos, and autofill misfires.

On Jul 1, 2016 9:11 AM, "Noah Strouse" <[noah@historiccore.bid](mailto:noah@historiccore.bid)> wrote:

Nice! Agree with Rena - maybe we can change top header to something as simple as "Broadway Property Owners Tour." My only other suggestion would be to include a pretty exterior streetscape image as a backdrop for header to give a bit more sense of place. Happy to provide some photos.

[HistoricCoreLogo.jpg](#)

**NOAH STROUSE**

*Director of Marketing & Services*



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On Thu, Jun 30, 2016 at 5:13 PM, Jessica Wethington Mclean <[jessica.wethingtonmclean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org)> wrote:

Good note - it would only be sent to them, but yes you're right.



**Jessica Wethington McLean**  
Executive Director, Bringing Back Broadway  
Director, Downtown Economic Development

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On Thu, Jun 30, 2016 at 4:29 PM, Rena Leddy <[rena@fashiondistrict.org](mailto:rena@fashiondistrict.org)> wrote:

Hi all,

I think the flyer needs to prominently mention that this tour/event is exclusive for property owners. Make the owners feel that its special and does not include other interested parties.

That's my two cents.

Rena

**From:** Jessica Wethington Mclean [mailto:[jessica.wethingtonmclean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org)]  
**Sent:** Thursday, June 30, 2016 4:13 PM  
**To:** Donegan McCuaig <[donegan@dtlarealestate.com](mailto:donegan@dtlarealestate.com)>  
**Cc:** [zac@dtlarealestate.com](mailto:zac@dtlarealestate.com); Rena Leddy <[rena@fashiondistrict.org](mailto:rena@fashiondistrict.org)>; Julia Marino <[juliamarino.la@gmail.com](mailto:juliamarino.la@gmail.com)>; Noah Strouse <[noah@historiccore.bid](mailto:noah@historiccore.bid)>; Nick Griffin <[NGriffin@downtownla.com](mailto:NGriffin@downtownla.com)>; Max Sherman <[max.sherman@lacity.org](mailto:max.sherman@lacity.org)>  
**Subject:** Broadway Property Owners Tour - Upper Floor Opportunities

What do you all think of this - draft tour flyer attached.

Thanks,

JWM



**Jessica Wethington McLean**  
Executive Director, Bringing Back Broadway  
Director, Downtown Economic Development

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On Mon, Jun 27, 2016 at 11:03 AM, Jessica Wethington Mclean  
<[jessica.wethingtonmclean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org)>  
wrote:

Hey Donegan,

I appreciate you taking the reigns on this, but as it turns out, I'll need to compile the mailing list internally within our office and with the BIDS, as there are some concerns about sharing that info outside the city. It's not on ZIMAS - only the official ownership of record is on ZIMAS, and what we need are the actual direct contacts for the buildings / ownership. So, I'll handle compiling that. We would of course do the actual printing and mailing anyway.

I'm asking Max in my office to work on a flyer / graphic that we can circulate to the group and get feedback.

In terms of date, I think I recall the conversation was that Thursday is best. That means the current choices are below (HDBID meets on the last Wednesday of the month, the Fashion BID meets on the 3rd Thursday and I don't know when the DC BID board meets these days, so they need to chime in and block that date)

8

15 (NO - Fashion BID mtg)

22

29

These are my rough notes as to the structure / content we discussed - of course this is evolving.

(Meet & Begin)

Ace Hotel 929 S. Broadway

\* Economics of hotels

\* Overview of sign district

(Walk To)

Sparkle Factory 908 S. Broadway

\* Tax incentives / New Market Tax Credits

(Shuttle To)

Broadway Arts Tower (creative office) 529  
S. Broadway

\* Economics of Conversion (Carle  
Pierose(?))

(Shuttle To)

The Grayson (creative office) 353 S.  
Broadway

\* Economics of lease environment (various  
brokers familiar with the area)

\* Wrap-Up discussion / Q&A

Again, thanks so much for spearheading  
this -it's going to be very effective.

Sincerely,

Jessica



**Jessica Wethington  
McLean**  
Executive Director, Bringing  
Back Broadway  
Director, Downtown  
Economic Development

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On Mon, Jun 27, 2016 at 10:01 AM,  
Donegan McCuaig  
<[donegan@dtlarealestate.com](mailto:donegan@dtlarealestate.com)> wrote:

Zac, please compile all these Broadway 11th St-2nd St building entity names and make sure that they are accurately reflected on [zimas.lacity.org](http://zimas.lacity.org) and coordinate with Noah and Rena to confirm accuracy so we can prepare to snail-mail every building owner telling them about the event where we will feature something along the lines of "Discover the Benefits of Renovating Your Building on Broadway" for the tour. I'll write in the names I know too. Maybe we can put this first file on drop box so everyone can edit it? Goal is to get the most info possible on every building owner and point of contact.

Do we have an exact date for this tour guys?  
Last I heard, August was a no-go because it will be so hot. September?

I also attached a tax incentive document I found on my computer from 2014. Are there any other resources you guys can think of to be a resource to make it easier for Broadway building owners to renovate their buildings? We can incorporate it into the tour/meeting

Any thoughts anyone?

Donegan McCuaig  
CEO/Broker - Quixotic Realty Inc. dba  
[dtlarealestate.com](http://dtlarealestate.com)

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----- Original Message -----

Subject: Broadway Property Owners - Attached

From: Jessica Wethington Mclean  
<[jessica.wethingtonmclean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org)>

Date: Wed, June 15, 2016 7:58 pm

To: [donegan@dtlarealestate.com](mailto:donegan@dtlarealestate.com), Rena

Leddy <[rena@fashiondistrict.org](mailto:rena@fashiondistrict.org)>, Julia Marino

<[juliamarino.la@gmail.com](mailto:juliamarino.la@gmail.com)>, Noah

Strouse

<[noah@historiccove.bid](mailto:noah@historiccove.bid)>

The most recent list I have is from a few years ago, so it's certainly outdated but should be a good start.

It's attached.



**Jessica Wethington McLean**

Executive Director, Bringing Back Broadway  
Director, Downtown Economic Development

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<BroadwayOpenHouseTourFlyerNEW.pdf>